

**Borough of Watchung
Planning Board Meeting
November 18th, 2014 Minutes**

Chairman Schaefer called the meeting to order at 7:30 p.m. Salute to the flag. The Chair called for a roll call. Present at the call of the roll were:

(X)Chairman Schaefer (X)Mr. Boyd (X)Mr. Desnoyers (X)Mr. Ellis (X)Mr. Haveson
(X)Councilman Nehls (X)Mrs. Pennett (A)Mayor Pote (X)Mr. Speeney
(X)Mr. Hartmann (X)Ms. Spingler.

Linnus (X) Herits (X)

The Chairman indicated that there was a quorum to conduct business and stated that this meeting was being held in compliance with N.J.S.A. 10:4-6 of the Open Public Meetings Act and proper notification of this meeting has been made.

Chairman Schaefer asked for a motion to approve the minutes of October 21st, 2014 it was moved and seconded. Hearing no discussion it was approved on a voice vote and the motion was carried.

The Planning Board secretary called for the Memorialization of the Resolution of PB14-01-R6 granting minor subdivision approval to Anthony & Paul Paoletta. The Chair asked for a motion in the affirmative to accept the resolution for PB14-01-R6. It was moved, seconded and hearing no discussion the Chair called for a roll Boyd [yes] Desnoyers [yes] Pennett [yes] Speeney [yes] Hartmann [yes] Spingler [yes] Schaefer [yes] and the motion was carried.

The Secretary called Minor Site Plan application PB14-02 1601 US Highway 22, BJs Wholesale. BJs is seeking approval to add propane dispensing services to their site. Mr. Speeney read the site plan report into the record.

Mr. John Giunco, BJs attorney, introduced Mr. Steven Powers Engineer, Greenberg Farrow Associates and Mr. Milan Atanaskovic propane safety expert from JGD Associates as witnesses for BJs. Mr. Powers was sworn in and called to give testimony. The proposal is to put in a 40X27ft. propane dispensing area with a concrete pad having one, 1000 gallon tank with the room to possibly add another 1000 gallon tank in the future based on demand. The space will be fully protected by bollards as well as a fence. There will be two entries to the pad area and two emergency shut off systems. There will be 4 designated spots to the right of the tire center where customers park. Customers may go to the front gate entrance as well. Both entrances will be locked at all times. There will be a two way intercom at the gate entrance. Trained personnel from the tire center will come out to assist customers. There will be a screen consisting of an 8 ft. high wall, protective bollards and new Junipers. This facility will be for 20-30 pound tanks mainly used for grills, not recreational vehicle tanks. They are also providing customers the ability to swap out a damaged tank and purchase a new tank.

Operating hours are the same as the club hours M-S 9am-10pm Sun. 9am-8pm. Volume of sales are more in the spring and summer months with an average of 25 times a day. Deliveries from the propane supplier are 2-3 times per week typically in the morning and take about 10-15 minutes. The DCA regulates propane dispensaries in New Jersey and this plan is compliant with their requirements.

Two variances and one waiver is being requested. The first is an accessory set back to residential district where 100 feet is required and we are proposing 61 feet. The second is a land scape buffer when adjacent to residential district where 60 feet is required and we have 10 feet. The land-scape buffer is pre-existing non-conforming. The third is the design waiver for length of space for the loading area. The loading area is proposed to be 31.5 feet where 48 feet is required.

The Chair opened it up to the board for questions. Mr. Haveson asked for clarification on the size of the containers. Mr. Powers clarified that they do NOT fill 55 gallon tanks only 25-30. Chairman Schaefer asked about storage of extra containers? BJs has done it both ways, full and empty, and would do whatever the borough prefers. She also asked about parking overflow. Mr. Powers said overflow would go to tire center parking area. Next, Chairman Schaefer asked what safety features are in place? Mr. Powers said they have signage that states "No Propane Tanks Allowed" at the entrances. The truck would pull into the loading area, run the hose through the gate, fill the tank and retract the hose. He testified that there is enough space for another truck to get around delivery truck. Questions regarding safety of the tanks were brought up and Mr. Giunco said he would prefer to have Mr. Antanoskovic, his safety expert, answer them.

Mr. Speeney wanted clarification of why this was the optimum site and also had concerns regarding tractor trailers moving in and out of the loading area. Mr. Powers said it's next to the tire center providing accessibility and availability of the trained personnel. Tonight the applicant proposed to change the length of the loading area to 48 feet. The plans submitted to the board show 31.5 feet. Mr. Powers indicated there was separation of 30 feet, more than enough room for tractor trailers to get by. The applicant entered Exhibit A-1 11/18/14 an enlarged view of the propane dispensing area showing 48 feet length for the loading area.

Mr. Nehls asked where the location of the stop switches were. One on the skid, where the tank is placed and another on the outside of the building. Mr. Nehls would like to see the Fire Department's review on this.

A concern of perhaps extending the guiderail to ensure safety to the loading area was discussed to minimize traffic and ensure trucks and vehicles do not enter that way. Tom Herits said the reason for leaving the space could possibly be to enable the tractor trailer room to make the turn. The decision was made to go out to the site again. Chairman opened it up to the public, seeing none the public portion was closed.

Milan Atanaskovic, 1909 Horshoe Blvd., West Lake Ohio was sworn in and testified as a Petroleum Fueling expert and certified hazardous space expert. Mr. Atanaskovic testified that BJs technicians are trained to inspect the propane cylinders, field transfer, equipment, problem identification and emergency protocol. They also go for yearly refreshers as part of their training. BJs maintains certificates of those trained personnel. He addressed the concern of damaged tanks coming in by stating they are identified and tagged and the customer is responsible for purchasing a new tank. The signage is in compliance with the NJ regulatory code and NFP58. The fence is in compliance and he makes recommendation that the bottom be open for air flow. There are fire extinguishers at the entrances. BJs has never had an accident of propane. They don't allow customers in the dispensing area. Chairman Schaefer asked how many employees are trained. During the hours of operation when the tire bays are open there will be a technician there. There's a key to open the door and the dispensing panel has a key as well. There are two emergency disconnect locations one on the end of the tank skid as it comes from the manufacturer and the second one is outside the building enclosure on the wall. Chairman Schaefer opened it up to the board members for questions. Alan Haveson asked what the qualifications were for the technicians. Mr. Atanaskovic stated the technicians would be working in the tire center and have a higher level of mechanical ability than the employees working in the club. It's natural for those working in the tire center to work with the propane as the tire center is a classified space where more safety precautions are in place. Chair opened it up to the public, seeing none the Chair made motion to close public portion it was moved, seconded and carried on a voice vote. Chairman Schaefer made a decision to continue the application to next month's meeting allowing the board the opportunity to go out for a second site visit. The Board will make their motion at the December meeting and can memorialize it in January. Mr. Giunco granted the board an extension to act on this application through December 31st 2014. This matter will be continued to the next Planning Board meeting on December 16th 2014.

Chairman Schaefer had discussion regarding removing the Triangle from the Village Center Historical Overlay Zone. The Master Plan re-exam stated that the Planning Board covered removing the Triangle out of the Village Center Historical Overlay Zone and had made the recommendation that the Triangle be removed because it did not present any known historical buildings. Chairman Schaefer made motion allowing the site committee to write a letter to Mayor&Council, and Mr. Atkins asking them to remove the Triangle from the Historical Overlay Zone referencing our Master-Plan. The motion was moved, seconded and carried on a voice vote.

At 9:20p.m. meeting was adjourned.

Respectfully Submitted,

Maryann Amiano
Planning Board Clerk